050.0	0006	0006.0	1 of 1	Commercial	
Map	Block	Lot	CARD		ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,692,800	/	2,692,800
USE VALUE:	2,692,800	/	2,692,800
ASSESSED:	2,692,800	/	2,692,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
685	-693	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDRE (MASS AVE) LIMITED PARTN	
Owner 2:	NAVASARGIAN EDWARD (GEN PRTNR	
Owner 3:		
Street 1:	3270 BEAUDRY TERR	
Street 2:		
Twn/City:	GLENDALE	
St/Prov:	CA	Cntry:	Own Occ: N
Postal:	91208	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,616 Sq. Ft. of land mainly classified as Store with a Store Building built about 1900, having primarily Brick Exterior and 15930 Square Feet, with 13 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	10616.000	1,806,200		886,600	2,692,800
Total Card	0.244	1,806,200		886,600	2,692,800
Total Parcel	0.244	1,806,200		886,600	2,692,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 169.04 | /Parcel: 169.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	1,806,200	0	10,616.	871,200	2,677,400	2,677,400	Year End Roll	12/18/2019
2019	325	FV	1,717,700	0	10,616.	820,000	2,537,700	2,537,700	Year End Roll	1/3/2019
2018	325	FV	1,717,700	0	10,616.	717,500	2,435,200	2,435,200	Year End Roll	12/20/2017
2017	325	FV	1,717,700	0	10,616.	563,700	2,281,400	2,281,400	Year End Roll	1/3/2017
2016	325	FV	1,717,700	0	10,616.	563,700	2,281,400	2,281,400	Year End	1/4/2016
2015	325	FV	1,540,800	0	10,616.	512,500	2,053,300	2,053,300	Year End Roll	12/11/2014
2014	325	FV	1,540,800	0	10,616.	512,500	2,053,300	2,053,300	Year End Roll	12/16/2013
2013	325	FV	1,540,800	0	10,616.	512,500	2,053,300	2,053,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4228

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1026-118		2/1/1987		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	793	Heat App	7,950	C				
8/3/2011	799	Renovate	27,000					INT RENO TO TRYST
4/23/2010	346	Re-Roof	41,000					
8/13/2004	729	Awnings	2,800	C		G6	GR FY06	INSTALL AWNINGS
3/20/2003	280	Alterati	70,000					INCREASE SEATING T
2/25/2002	103	Alterati	40,000	C				REMODEL STORE FOR
12/21/2001	940	Demoliti	5,000	C				DEMO INTERIOR
12/17/2001	944	Alterati	12,000	C				NEW TOILET-STAIRS-
6/12/2001	500	Sign	3,200	C				SIGN FOR TEA TRAY
2/7/2001	54	Alterati	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	I & E Return	EMK	Ellen K
5/6/2016	I & E Return	MM	Mary M
2/9/2009	Meas/Inspect	197	PATRIOT
7/20/2005	Inspected	BR	B Rossignol
11/1/2000	Hearing N/C	201	PATRIOT
4/21/2000	Meas/Inspect	197	PATRIOT
11/24/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		10616		Sq. Ft.	Site		0	43.25	1.93	CG									886,589						886,600	

Total AC/HA: 0.24371 | Total SF/SM: 10616 | Parcel LUC: 325 | Store | Prime NB Desc: COMM GD | Total: 886,589 | Spl Credit | Total: 886,600

PRINT

Date	Time
12/10/20	19:16:43

LAST REV

Date	Time
10/22/20	10:41:27
danam	

User Acct

35134

GIS Ref

GIS Ref

Insp Date

02/09/09

!4228!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	35134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	2 - 2 Story		
(Liv) Units:	13	Total:	13
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	7	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.86277467
Const Adj.:	1.02869344
Adj $ / SQ:	88.753
Other Features:	34326
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2508602
Depreciation:	702408
Depreciated Total:	1806193

COMMENTS

13 SUITES, MR SUSHI, TRYST RESTAURANT, HENRY BEAR`S PARK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB 7

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

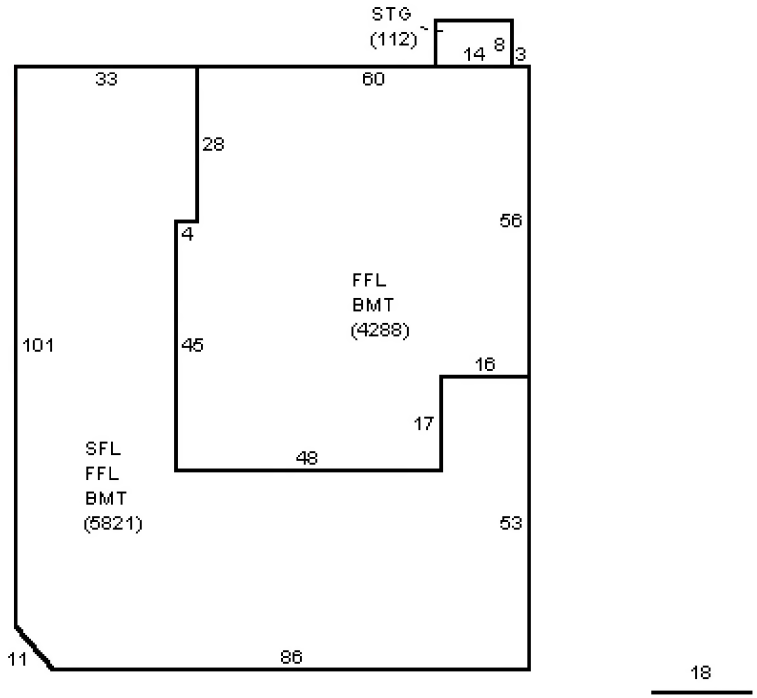
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.58
Special Features:	0	Val/Su Net:	69.07
Final Total:	1806200	Val/Su SzAd	113.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	10,109	26.630	269,161
FFL	First Floor	10,109	88.750	897,205
SFL	Second Floor	5,821	88.750	516,632
STG	Storage	112	8.010	897

Net Sketched Area:	26,151			Total:	1,683,895
Size Ad	15930	Gross Are	26151	FinArea	15930

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RST	60		2
SFL	100	OFC	100	A	10

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: